

ಕೆ/ಐಟಿಎಸ್/496/11-12

ದಿ. 31/3/12

ಗೆ,  
ಮು. & ಜಿ ಪರಿವಾರ  
ಹುಬ್ಬಳ್ಳಿ

ಮಾನ್ಯರ,

ವಿಷಯ: ಐ ಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ನಿಮಗೆ ಕಛೇರಿ ಸ್ಥಳ ಮಂಜೂರಾದ ಬಗ್ಗೆ.  
ಉಲ್ಲೇಖ: ನಿಮ್ಮ ಪತ್ರ ದಿ. 31/03/2012

ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿಯಲ್ಲಿ ನಿಮ್ಮ ಸಂಸ್ಥೆಯ ಚಟುವಟಿಕೆಗಳನ್ನು ನಡೆಸಲು ಕಛೇರಿ ಸ್ಥಳ ಬೇಡಿಕೆ ಸಲ್ಲಿಸಿದ್ದಕ್ಕಾಗಿ ಧನ್ಯವಾದಗಳು. ನಿಮ್ಮ ಬೇಡಿಕೆಯನ್ನು ಪರಿಗಣಿಸಿ ~~ಡಿಫೋರ್ಟ್‌ಮೇಷನ್~~ ಐಟಿ ಪಾರ್ಕ್‌ನಲ್ಲಿ ಎ ಬ್ಲಾಕ್ ಬಾಡಿಗೆ 2 ರಲ್ಲಿ 2 ನೇಯ ಮಹಡಿಯಲ್ಲಿರುವ 8132 ಚ ಅ (ಶಾಮನ್ ಏರಿಯಾ ಸೇರಿ) ಆಪ್ತ ಜಾಗೆಯನ್ನು ವಿಶೇಷ ರಿಯಾಯಿತಿ ಮಾಸಿಕ ಬಾಡಿಗೆ ದರ ಪ್ರತಿ ಚ ಅ ಗೆ ರೂ.5/-ರಂತೆ ಕೊಡಲು, ಮುಂಬರುವ ಐಟಿ ಪಾರ್ಕ್‌ನ ಅಧಿಕಾರಯುಕ್ತ ಸಮಿತಿ ಸಭೆಯ ಅನುಸಮರ್ಥನೆಯ ನಿರ್ಧರನೆಯೊಂದಿಗೆ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ ಎಂದು ತಿಳಿಸಲು ಹರ್ಷವನ್ನಿಸುತ್ತದೆ. ಈ ಸಂಬಂಧದ 10 ತಿಂಗಳ ಬಾಡಿಗೆ ಮುಂಗಡ ಹಣ ರೂ.406600/- (8132 ಚ ಅ \* ರೂ.5/- \* 10 ತಿಂಗಳು) ಅನ್ನು ಡೈರೆಕ್ಟರ್, ಐಟಿ & ಜಿಜಿ ಅವರ ಹೆಸರಿಗೆ, ಬೆಂಗಳೂರಿನಲ್ಲಿ ಪಾವತಿಯಾಗುವಂತೆ ಡಿ ಡಿ ಅನ್ನು ಐಟಿ ಪಾರ್ಕ್ ಕಛೇರಿಗೆ ಕೊಡಲು ತಿಳಿಸಲಾಗಿದೆ. ಎರಡನೇಯದಾಗಿ, ನಿಮಗೆ ಮಂಜೂರಾದ ಕಛೇರಿ ಸ್ಥಳದಲ್ಲಿ ಉದ್ದೇಶಿತ ಐಟಿ / ಐಟಿಎಸ್ ಚಟುವಟಿಕೆಗಳನ್ನೇ ಮಾಡುವುದು.

ಧನ್ಯವಾದಗಳು,

ತಮ್ಮ ವಿಶ್ವಾಸಿ,



(ಹೆಚ್. ಹೇವಾನಂದ)

ವ್ಯವಸ್ಥಾಪಕರು  
ಐ ಟಿ ಪಾರ್ಕ್, ಹುಬ್ಬಳ್ಳಿ

Received  


ಪ್ರತಿ

1. ನಿರ್ದೇಶಕರು , ಮಾತಂ & ಜೈತಂ , ಬೆಂಗಳೂರು - ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ
2. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು , ಕಿಯೋನಿಕ್ಸ್ , ಬೆಂಗಳೂರು - ಮಾಹಿತಿಗೋಷ್ಠಿ ಸಲ್ಲಿಸಲಾಗಿದೆ



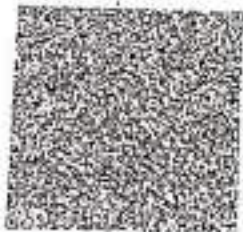
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Government of Karnataka  
e-Stamp



Certificate No.	: IN-KA80706860302750K
Certificate Issued Date	: 27-Aug-2012 04:42 PM
Account Reference	: NONACC (FI) kaksfcl08/ HUBLI3/ KA-DW
Unique Doc. Reference	: SUBIN-KAKAKSFCL0892395261437155K
Purchased by	: DIRECTOR ITBT BANGALORE
Description of Document	: Article 12 Bond
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0
	(Zero)
First Party	: DIRECTOR ITBT BANGALORE
Second Party	: C GURUJI PARIVAR
Stamp Duty Paid By	: DIRECTOR ITBT BANGALORE
Stamp Duty Amount(Rs.)	: 100
	(One Hundred only)

FOR MORE INFORMATION SOUVARADA  
SANTAKARI NIYAMIT, HUBLI.

  
Authorised Signatory



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RENT AGREEMENT

This deed of lease rent agreement entered on the 27.08.2012 at Hubli , BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAKA, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore, having its office at No.9, 3<sup>rd</sup> floor, UNI building, Thimmaiah Road, Bangalore - 5600 52, hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean & include all its successors It Interest & title, legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

*Handwritten signature*

AND

M/s C Guruji Parivar FIRM, registered under Section 58(1) of the Indian Partnership Act 1932, represented by Mr.D Nagaraj, aged 45 years residing at R/o: 43/12, Pinto's Quarters, Lamington Road, Hubli Hereinafter called the "LESSEE" (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors & assigns) on the OTHER PART.

WHEREAS the "LESSOR" is the absolute owner of the building property bearing as I.T. Park, Hubli at City Survey No.171A, Ward No.3 opposite to Indira Glass house, Pune Bangalore Road, Hubli hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of Office space in IT Park. A block Second Floor, Lobby 2 measuring 8132 sq. ft. of space inclusive of common area of 546 sq.ft., Hubli for setting up of Saral Vaastu - Call Center.

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION** : The duration of agreement will be for a period of 3(three) years from 02.04.2012 to 01.04.2015 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & on every three years rent will be enhanced according to the prevailing market rent rates.
- 2) **RENT** : The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs. 5/-(Rupees Five only) per Sq.ft., i.e., rent per month is Rs 40,660/- (Rupees Forty thousand six hundred sixty Only ). This amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft payable at Bangalore in favour of the Director IT & BT. For delayed payment of rent 12% per annum interest will be charged.
- 3) **RENT ADVANCE**: The advance of rent have to be calculated on rate per sq.ft. for 10 months. The total advance Rs 4,06,600/- is paid by DD in favour of The Director, IT & BT Payable at Bangalore which is interest free.
- 4) **ELECTRICITY CHARGES**: The Lessor shall provide separate meter for electricity consumption by the Lessee & the charges shall be paid directly each month (every month) regularly by the Lessee to the concerned authorities without accumulating any arrears.
- 5) **WATER CHARGES**: The Lessee shall pay the water charges directly to the concerned authorities without accelerating any arrears/sharing the bill if required.
- 6) **PROPERTY MAINTENANCE**: The Lessor shall maintain the schedule property & its service facilities in good condition. The Lessee shall reimburse the expenditure incurred for Maintenance will be charges over time to time on pro-rate basis of common area sq.ft. to Government/KEONICS/Authorized representatives & DD may be drawn in favour of M/s.KEONICS, Bangalore. Present monthly rate for shop is Rs.100/- per shop and for office area is Rs.1/- per sq. ft. of common area added in the allotment
- 7) **INTERNAL MAINTENANCE**: The lessee shall maintain the scheduled property in a state of good order & condition & shall not cause any damage or disfigurement to the scheduled property therein always excepting fair wear & tear, tempest, earthquake, storm, flood, riot, civil, commotion, mob, or any violence, acts of God or other irresistible forces. Any damage caused by the Lessee shall be made good by the Lessee promptly.

*[Handwritten Signature]*

For M/s. C. GURUJI PARIVAR



Act 19  
ADDITIONS & ALTERATIONS: The Lessee shall not be entitled to make any additions or alterations to the scheduled property, which involves structural changes without the written consent of the Lessor. The Lessee however, is entitled to erect partitions in the scheduled property, only with the written consent of the Lessor. Lessee is entitled to remove the same at the time of vacating the premises & the premise shall be made good to the satisfaction of the Lessor without any damage.

9) **TERMINATION OF THE RENT/ LEASE:** The Lease may be terminated by giving 3(Three) months advance notice in writing by either side by RPAD. Not with standing what is stated above, the agreement is liable to be revoked by the Lessor, if the Lessee is in default of payment of the rent & or other terms & conditions mentioned herein above.

10) **USE :** The Lessee shall use the schedule property only for official purpose & shall not sub-let or otherwise make available for use to any other person the premises under any circumstances without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any offensive or prohibitive activities in the deed Premises.

11) **INSPECTION :** The Lessee shall permit the Lessor agents during reasonable hours in the day time upon making prior appointment & with consent of the Lessee to inspect the scheduled property & will permit the Lessor to carry out such works within scheduled property.

12) **DELIVERY BACK OF POSESSION :** On termination of the agreement either by affix of time or otherwise the Lessee shall deliver possession of the scheduled property to the Lessor in the same condition in which it was let out except for the changes caused by the natural wear & tear or irresistible force.

13) **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be at Bangalore only.

14) **SERVICE TAX:** The Lesse should pay the service tax @ 12% & 2% as education cess & 1% as higher education cess along with the rent & it should be paid in favour of Syndicate Bank service tax payable at Bangalore. For delayed payment of tax 13% per annum interest will be charged.

For M/s. C. GURUJI PAKIVAR

*Pradyumn*  
Director

  
PARTNER

*Pradyumn*  
PARTNER



SCHEDULE

IT Park Hubli at City Survey No 321A, Ward No 3, opposite to Indra Glass House, Pune-Bangalore Road, Hubli. The premise bearing Shop Number / Office space - Lobby 2, A Block, 2<sup>nd</sup> Floor situated between

- EAST : F - Block
- WEST : Road
- NORTH : Aisle Solutions
- SOUTH : Generator Room

IN WITNESS WHEREOF THE PARTIES have executed this Agreement in the presence of the following witness on the date mentioned first above.

LESSOR *[Signature]*

LESSEE For M/s. C. GURUJI HARIYAR  
*[Signature]*  
PARTNER

WITNESSES

1) *[Signature]*

2) *[Signature]*  
(Mishra) (H)

2) *[Signature]*

2) *[Signature]*  
(Pravin) (H)

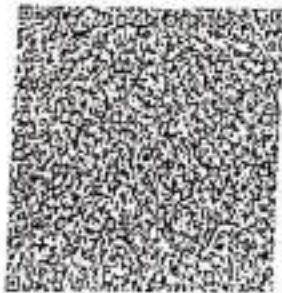


सत्यमेव जयते

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Certificate No.	: IN-KA98796959892883P
Certificate Issued Date	: 05-Sep-2017 04:55 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ HUBLI3/ KA-DW
Unique Doc. Reference	: SUBIN-KAKAKSFCL0846828289290638P
Purchased by	: C G PARIVAR SOLUTIONS LLP
Description of Document	: Article 12 Bond
Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: THE DIRECTOR IT AND BT
Second Party	: C G PARIVAR SOLUTIONS LLP
Stamp Duty Paid By	: C G PARIVAR SOLUTIONS LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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**RENT AGREEMENT**

This deed of lease rent agreement entered on the on the 11th Sept 2017 at Hubli BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore, having its office at BMTC Central Offices Building, T7MC, A Block, 2<sup>nd</sup> Floor Shanti Nagar, K H Road Bangalore-27, hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean & include all its successors it interest & title legal representatives, administrators, executors, nominees & assignees etc., on the FIRST PART.

1 of 1

C G Parivar Solutions LLP



AND  
M/s.CG PARIVAR SOLUTIONS LLP, FIRM, represented by Shri.D Nagaraj aged 50 years residing at Flat no-302, 3<sup>rd</sup> floor,Guruji Gokul Apartment, J.P Nagar, Gokul road-580030,Hubli Hereinafter called the "LESSEE" (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors & assigns) on the OTHER PART

WHEREAS the "LESSOR" is the absolute owner of the building property bearing as I T Park, Hubli at City Survey No.121A, Ward No.3 opposite to Indira Glass house, Pune Bangalore Road, Hubli hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHEREAS the lessee who is in need of Office space in, Lobby 2, "A" block Fourth Floor measuring 7582.sq. ft of space inclusive of common area of 751 sq.ft. & Lobby 2, "A" block First Floor measuring 3621.sq. ft. of space inclusive of total common area of 268 sq.ft. in IT Park, The total area is 11203 sq ft. including of common area is 1019 sq ft. Hubli for setting up of Saral Vaastu Call center

NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:

- 1) **DURATION:** The duration of agreement will be for the period of 3 (Three) years from 09/07/2017 to 08/07/2020, and is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement. 3 years Enhancement of rent by 15%
- 2) **RENT:**The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs.18.40 /-(Rupees Eighteen & paise forty only.) per Sq ft. i.e. rent per month is Rs.206135/- (Rupees Two Lakh One Hundred Thirty Five Only ). This amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft payable at Hubli in favour of the Director IT & BT. For delayed payment of rent 12% per annum interest will be charged.
- 3) **Rent Advance:** The advance of rent has been calculated at Rs.18.40/- per sq. ft. for 10 months which amounts to Rs.2061350/- An amount of 1792480/- earlier paid through cheque no.826810 dt.01.07.2014.in favour of the Director IT and BT, Government of Karnataka payable at Hubli is adjusted towards this total Advance and balance amount of Rs.268870/- has been paid by cheque/D D No 562409 Dt.11-09-2017 (Axis Bank Ltd, Hubli) in favour of the Director IT and BT, Government of Karnataka payable at Hubli which is interest free.
- 4) **ELECTRICITY CHARGES:** The Lessor shall provide separate meter for electricity consumption by the Lessee & the charges shall be paid directly each month (every month) regularly by the Lessee to the concerned authorities without accumulating any arrears
- 5) **WATER CHARGES:** The Lessee shall pay the water charges directly to the concerned authorities without accelerating any arrears/sharing the bill if required
- 6) **Property Maintenance:**The Lessor shall maintain the scheduled property and its service facilities in good condition. The lessee shall pay towards property maintenance to KEONICS which will be charged over time to time on pro rata basis

  
Director  
Information Technology &  
Government Bangalore

  
C.G. Parivar Solutions LLP

of common area sq ft and DD may be drawn in favour of M/s KEONICS Bangalore Present monthly rate for shop is Rs 100 per shop and for office area Rs 1 per sq Ft of common area added in the allotment

- 7) **INTERNAL MAINTENANCE:** The lessee shall maintain the scheduled property in a state of good order & condition & shall not cause any damage or disfigurement to the scheduled property therein always excepting fair wear & tear, tempest, earthquake, storm, flood, riot, civil commotion, mob, or any violence, acts of God or other irresistible forces. Any damage caused by the Lessee shall be made good by the Lessee promptly.
- 8) **ADDITIONS & ALTERATIONS:** The Lessee shall not be entitled to make any additions or alterations to the scheduled property, which involves structural changes without the written consent of the Lessor. The Lessee however, is entitled to erect partitions in the scheduled property, only with the written consent of the Lessor. Lessee is entitled to remove the same at the time of vacating the premises & the premise shall be made good to the satisfaction of the Lessor without any damage.
- 9) **TERMINATION OF THE RENT/ LEASE:** The Lease may be terminated by giving 3(Three) months advance notice in writing by either side by RPAD. Not with standing what is stated above, the agreement is liable to be revoked by the Lessor if the Lessee is in default of payment of the rent & or other terms & conditions mentioned herein above.
- 10) **USE :** The Lessee shall use the schedule property only for official purpose & shall not sub-let or otherwise make available for use to any other person the premises under any circumstances without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any offensive or prohibitive activities in the deed Premises.
- 11) **INSPECTION :** The Lessee shall permit the Lessor agents during reasonable hours in the day time upon making prior appointment & with consent of the Lessee to inspect the scheduled property & will permit the Lessor to carry out such works within scheduled property.
- 12) **DELIVERY BACK OF POSESSION :** On termination of the agreement either by affix of time or otherwise the Lessee shall deliver possession of the scheduled property to the Lessor in the same condition in which it was let out except for the changes caused by the natural wear & tear or irresistible force.
- 13) **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be at Bangalore only.
- 14) **Goods & Service Tax:** The Lessee should pay the Goods service tax extra as applicable shall be paid along with the rent in favour of Director IT BT payable at Hubli. For delayed payment of Goods Service tax prevailing rates as per Goods Service Tax Rules shall be charged.



**SCHEDULE-I**  
IT Park Hubli at City Survey No 121A, Ward No 3, opposite to Indira Glass House, Pune-  
Bangalore Road, Hubli. The premise bearing Shop Number/Office space: In Lobby 2, "A"  
Block, Fourth Floor 7582 sq ft area is situated between

EAST : Open Space  
WEST : P.B Road  
NORTH : Another office in A block 4<sup>th</sup> floor.  
SOUTH : Open Space

**SCHEDULE-II**

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-  
Bangalore Road, Hubli. The premise bearing Shop Number/Office space: In Lobby 2, "A"  
Block, First Floor 3621 sq ft area is situated between

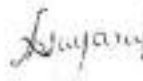
EAST : Open Space  
WEST : P.B Road  
NORTH : Lobby 1, A block office ( 104/ Arogya vani)  
SOUTH : Lobby 2, A block office ( 104/ Arogya vani)

IN WITNESS WHEREOF THE PARTIES have executed this Agreement in the presence of  
the following witness on the date mentioned first above

LESSOR:

  
Director  
Information Technology &  
Biotechnology Department, Bangalore

LESSEE: C.G. Parivar Solutions LLP

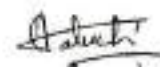



**WITNESSES:**

- Administrative Officer  
1) Directorate of Information Technology  
& Biotechnology  
2) 2<sup>nd</sup> Floor, 'A' Block, BMTC Building,  
Shanthi Nagar, Bangalore 560 027

4 (1/17)

  
Assistant Manager

- 1)   
(Injunctive S. Talikoti)  
2) Kumarashwari Barlami  
 (11/9/17)

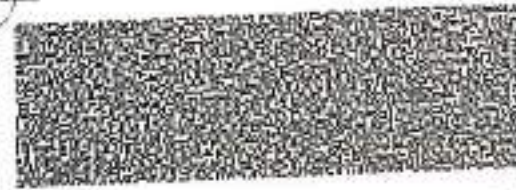


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Certificate No. : IN-KA40883982895883Q  
Certificate Issued Date : 06-Sep-2018 01:24 PM  
Account Reference : NONACC (FI)/ kakstcl08/ HUBLI3/ KA-DW  
Unique Doc. Reference : SUBIN-KAKAKSFCL08207075013491190  
Purchased by : C G PARIVAR SOLUTIONS LLP HUBLI  
Description of Document : Article 12 Bond  
Description : AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : THE DIRECTOR IT AND BT BANGALORE  
Second Party : C G PARIVAR SOLUTIONS LLP HUBLI  
Stamp Duty Paid By : C G PARIVAR SOLUTIONS LLP HUBLI  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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RENT AGREEMENT

This deed of lease rent agreement entered on the 20<sup>th</sup> Sept 2018 at Hubli, BETWEEN THE HON'BLE GOVERNOR, GOVT. OF KARNATAK, represented by the Director, Directorate of Information Technology & bio-Technology Bangalore, having its office at BMTc Central Offices Building, TTMC, A Block, 2<sup>nd</sup> Floor Shanti Nagar, K H Road Bangalore-27, hereinafter referred to as the "LESSOR" which expression shall, unless it be repugnant to the context mean & include all its successors in interest; & title, legal representatives, administrators, executors, nominees & assignees etc. on the FIRST PART

AND

M/s.C G PARIVAR SOLUTIONS LLP, FIRM, represented by D NAGARAJ, aged 52 years residing at C/O Navalgi Building, Vidyavan, Vidya nagar, Hubli. Hereinafter called the "LESSEE" (which expression shall unless repugnant to the subject or context thereof be deemed to include its successors & assigns) on the OTHER PART

C G Parivar Solutions LLP



**PARTNER**

WHEREAS the LESSOR is the absolute owner of the building property, Pune  
City Survey No 121A, Ward No 3 opposite to Indra Glass house "SCHEDULED PROPERTY" WHERETO  
hereinafter called the LESSOR & hereinafter referred to as "Scheduled Property" WHERETO  
in need of Office space  
of space inclusive of common area of 546 sq ft in IT Park Hubli for setting up of Call Center

**NOW THE AGREEMENT OF RENT WITNESSETH AS FOLLOWS:**

- DURATION:** The duration of agreement will be for a period of 3(three) years from 02-04-2018 to 01-04-2021 & is subject to renewal thereafter under mutually agreed terms & conditions by the Lessor & Lessee as fresh agreement & on every three years. Every year enhancement of rent by 5%.
- RENT:** The monthly rent payable by the lessee to the Lessor for the scheduled property shall be Rs 11,55/- (Rupees Eleven & fifty five paise only) per Sq ft. i.e. rent per month is Rs. 93925/- (Rupees, Ninty three thousand nine hundred & twenty five Only) This amount shall be paid on or before 10<sup>th</sup> of every month by Demand Draft payable at Hubli in favour of the Director & ST. For delayed payment of rent 12% per annum interest will be charged.
- RENT ADVANCE:** The advance of rent has been calculated at Rs.11,55 per sq ft for 10 months which amounts to Rs.9,39,246 /-

Advance rent paid details				
S.no	Amount	Chq.No	Payable at	Year
1	4,06,600	444012	Bangalore	2012
2	4,06,600	07229	Hubli	2016
Grand Totals				

An amount of Rs.8,13,200 is adjusted towards this total Advance and the balance amount of Rs.1,26,046/- has been paid by DD/Cheque No 631657 Dt 20-09-2018 in favor of the Director IT and BT Government of Karnataka payable at Hubli which is interest free.

- ELECTRICITY CHARGES:** The Lessor shall provide separate meter for electricity consumption by the Lessee & the charges shall be paid directly each month (every month) regularly by the Lessee to the concerned authorities without accumulating any arrears.
- WATER CHARGES:** The Lessee shall pay the water charges directly to the concerned authorities without accelerating any arrears/sharing the bill if required.
- PROPERTY MAINTENANCE:** The Lessor shall maintain the scheduled property and its service facilities in good condition. The lessee shall pay towards property maintenance to KEONICS which will be charged over time to time on pro rata basis of common area sq ft. and DD may be drawn in favour of M/s. KEONICS, Bangalore. Present monthly rate for shop is Rs. 100 per shop and for office area Rs. 1 per sq. Ft. of common area added in the allotment.
- INTERNAL MAINTENANCE:** The lessee shall maintain the scheduled property in a state of good order & condition & shall not cause any damage or disfigurement to the scheduled property therein always excepting fair wear & tear, tempest, earthquake, storm, flood, riot, civil commotion, mob, or any violence, acts of God or other irresistible forces. Any damage caused by the Lessee shall be made good by the Lessee promptly.
- ADDITIONS & ALTERATIONS:** The Lessee shall not be entitled to make any additions or alterations to the scheduled property, which involves structural changes without the written consent of the Lessor. The Lessee however, is entitled to erect partitions in the scheduled property only with the written consent of the Lessor. Lessee is entitled to remove the same at

R. G. 08



Provisions of Karnataka Public Premises  
Eviction of unauthorised occupants Act 1974 is  
applicable to the schedule premises under this deed.

the time of vacating the premises & the premise shall be made good to the satisfaction of the  
Lessor without any damage  
Director of the  
Information Technology &  
Biotechnology Department, Bang

9) **TERMINATION OF THE RENT/ LEASE:** The Lease may be terminated by giving 3(Three)  
months advance notice in writing by either side by RPAD Not with standing what is stated  
above, the agreement is liable to be revoked by the Lessor if the Lessee is in default of  
payment of the rent & or other terms & conditions mentioned herein above

10) **USE :** The Lessee shall use the schedule property only for official purpose & shall not sub-let  
or otherwise make available for use to any other person the premises under any circumstances  
without the knowledge / prior written consent of the Lessor. The Lessee shall not carry out any  
offensive or prohibitive activities in the deed Premises

11) **INSPECTION :** The Lessee shall permit the Lessor agents during reasonable hours in the day  
time upon making prior appointment & with consent of the Lessee to inspect the scheduled  
property & will permit the Lessor to carry out such works within scheduled property

12) **DELIVERY BACK OF POSESSION :** On termination of the agreement either by affix of time or  
otherwise the Lessee shall deliver possession of the scheduled property to the Lessor in the  
same condition in which it was let out except for the changes caused by the natural wear & tear  
or irresistible force

13) **LEGAL JURISDICTION:** Any dispute between both the parties the legal jurisdiction will be at  
Bangalore only.

14) **GOODS & SERVICE TAX:** The Lessee should pay the GST extra, as applicable shall be  
paid along with the rent in favour of Director IT BT payable at Hubli. For delayed payment  
of GST prevailing rates as per GST Rules shall be charged

**SCHEDULE**

IT Park Hubli at City Survey No.121A, Ward No.3, opposite to Indira Glass House, Pune-Bangalore  
Road, Hubli The premise bearing Shop Number in Lobby-2, "A" block 2<sup>nd</sup> floor, Office space 8132  
sq ft situated between:

- EAST : Open Space
- WEST : P.B Road
- NORTH : Another Office A block (Aissel Solutions)
- SOUTH : Open Space

IN WITNESS WHEREOF THE PARTIES have executed this Agreement in the presence of the following  
witness on the date mentioned first above.

Director  
LESSOR Information Technology &  
Biotechnology Department, Bangalore

LESSEE  
**C G Parivar Solutions LLP**  
PARTNER

WITNESSES  
(Kumarashw Badami)

IT Park, Bangalore  
along Road, Hubli  
AREAS the lessee's  
up of Call Center

C G Parivar Solutions  
PARTNER